



THE STORY OF

The Bungalow

Eaton, Norwich

SOWERBYS



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Ryrie Court off Pettus Road, Norwich
Norfolk, NR4 7QW

Detached Four Bedroom Bungalow

Extensively Renovated Throughout

Superb Specification

Open-Plan Living Options

Stunning Bespoke Kitchen

Lavish Principal Bedroom Suite

Ample Off-Road Parking

Low-Maintenance Home

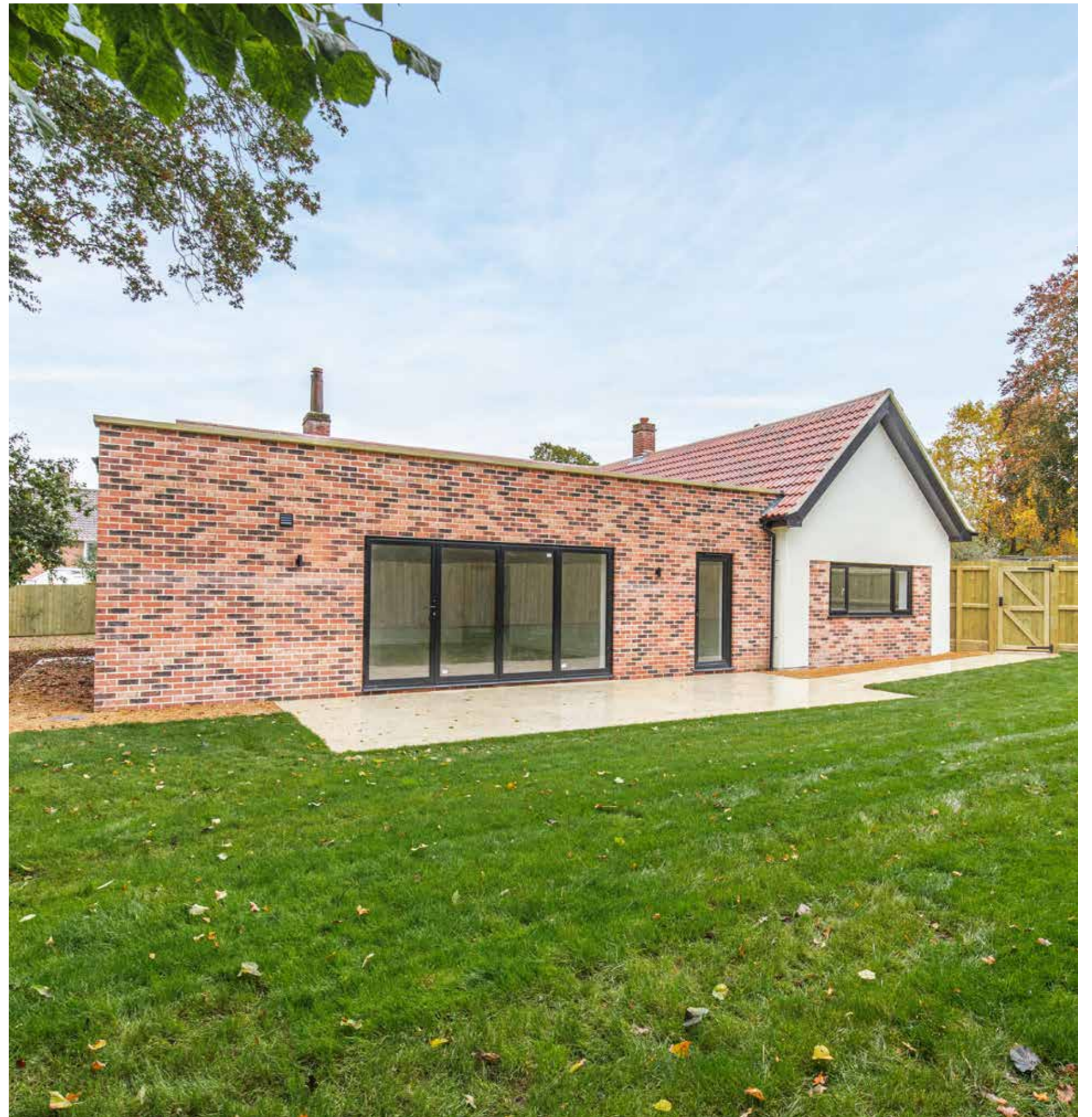
Large Garden to the Front and Rear
with South Facing Aspect

Highly Sought-After Location

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This remarkable south facing bungalow is located in a prime and private area, offering 1750 sq. ft. of extensively renovated living space with high-quality finishes.

Situated at the end of a quiet residential Cul-de-Sac, this home is much more than it seems from the outside. Upon entry you are greeted by an entrance hall followed by a bright and spacious open-plan living area with plenty of natural light from the glass bi-fold doors that open to the south facing garden patio providing space for flexible furnishing and living. The impressive kitchen features fine cabinetry with a mix of solid timber and granite counter tops and a walk-in larder. Off this main space is a cosy sitting area with a log-burning stove, also a well-equipped utility room that compliments the kitchen perfectly. The unique design provides a versatile and sociable space for hosting guests or enjoying family time.

The home boasts four spacious bedrooms, each of which could also serve as additional living spaces or an office if needed. The luxurious principal suite features semi-vaulted ceilings, a generous dressing area, and a lavish en-suite shower room. The three additional bedrooms are varied and flexible, and they share a luxurious family bathroom.

The property has a large wrap-around plot, providing ample space for creating various outdoor areas to enjoy the sunshine. A spacious south facing terrace at the front can be accessed from the kitchen/dining/sitting room and leads to a newly turfed lawn. Ample off-road parking is available at the side of the home, and the equally spacious rear garden has been newly seeded and features attractive young trees. This plot promises a fulfilling and idyllic way of life for its new owners.



Plenty of space and natural light...





Approximate Floor Area
 1,751 sq. ft
 (162.63 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Norwich

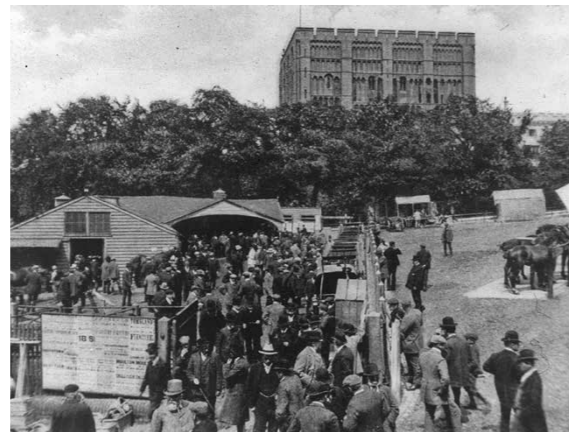
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from the Vendor



Eaton Park, Norwich.

“Just minutes away from Eaton Park and endless pretty walks in and around the city.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///linen.figure.bigger

The Bungalow is located in a quiet plot at the end of Ryrie Court, accessed off Pettus Road. From Colman Road, turn west on to South Park Avenue. Opposite Eaton Park, Pettus Road leads to Ryrie Court, where you will find The Bungalow located at the end on the right hand side. Ample provision for off-road parking.

AGENT'S NOTE

Some images have been virtually staged to show how the property could look once furnished.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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